

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**WATER, WASTEWATER, DRAINAGE
AND ACCESS EASEMENT**

DATE: November 15, 2023

GRANTOR: 13100 FM 973, INC., a Texas corporation

GRANTOR'S MAILING ADDRESS:

2705 Bee Caves Road, Suite 210
Austin, Texas 78746

WATER/WASTEWATER GRANTEE: The City of Manor, Texas, a Texas home rule municipal corporation

ACCESS GRANTEES: (i) the owners of Lots in the Subdivision, excluding the owners of Lot 1A, Block A, Lot 1B, Block A, and Lot 1, Block B ("Lot Owners"); (ii) persons entitled to the use and occupancy of any portion of any Lot under any lease, sublease, license, concession or other similar agreement ("Occupants"); (iii) the officers, directors, employees, agents, contractors, customers, vendors, suppliers, visitors, invitees and licensees of the Lot Owners and/or Occupants; and (iv) any governmental authority, including but not limited to, The City of Manor, Texas, a Texas home rule municipal corporation.

DRAINAGE GRANTEES: The City of Manor, Texas, a Texas home rule municipal corporation, the Lot Owners and the Occupants.

GRANTEES: Collectively, the Water/Wastewater Grantee, the Drainage Grantees and the Access Grantees.

GRANTEES' ADDRESS:

City of Manor
Attn: City Manager
105 E. Eggleston Street
Manor, Texas 78653
Travis County

SUBDIVISION: Manor Crossing, a proposed subdivision in Manor, Travis County, Texas, graphically shown on the Manor Crossing Preliminary Plan prepared by LJA Engineering, Inc., under Job No. A512-1004 approved by the City of Manor on October 12, 2022, under the City's File No. 2022-P-1447-PP. Upon the recording of the Final Plat for Manor Crossing in the Official Public Records of Travis County, Texas, the description of the Subdivision will be automatically updated to be Manor Crossing, a subdivision in Travis County, Texas, according to the plat recorded in the Official Public Records of Travis County, Texas.

LOT: Any Lot in the Subdivision.

CONSIDERATION: Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

EASEMENT PROPERTY: The Easement Property is described by metes and bounds in **Exhibit "A"** attached hereto and incorporated herein for all purposes. A map showing the location of the Easement Property is also included in **Exhibit "A"**.

GRANT OF WATER/WASTEWATER EASEMENT

Grantor, for the Consideration, grants, bargains, sells and conveys unto Water/Wastewater Grantee, its successors and assigns, a perpetual, non-exclusive easement and right-of-way for the purpose of laying, erecting, constructing, operating, repairing, replacing, upgrading, enlarging, relocating and maintaining underground water and wastewater facilities, and any and all related appurtenances, including, without limitation, all necessary lines, pipes, valves, fittings, devices, manholes, vents, meters and any other appurtenances (the water and wastewater facilities and related appurtenances being referred to collectively as the "**Water/Wastewater Facilities**") under, across, and through the Easement Property (the foregoing grant and rights being collectively referred to herein as the "**Water/Wastewater Easement**"), to have and to hold to Water/Wastewater Grantee and its successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend this Water/Wastewater Easement to Water/Wastewater Grantee and its successors and assigns against every person whomever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Grantor reserves the right to use the Easement Property for all purposes that do not unreasonably interfere with or prevent Water/Wastewater Grantee's use of the Easement Property as provided herein. Specifically, and without limiting the generality of the forgoing, Grantor has the right to place, construct, operate, repair, replace and maintain roadways, driveways, utilities, drainage, landscape irrigation, signs and landscaping on, in, under, over and across the Easement Property, so long as such use does not unreasonably interfere with or prevent Water/Wastewater Grantee's use of the Easement Property as provided herein. Grantor may not construct any buildings or structures on the Easement Property.

Water/Wastewater Grantee will maintain the Water/Wastewater Facilities in a state of good repair and efficiency so that no unreasonable damages will result from its use to the Grantor or the Lot Owners. Water/Wastewater Grantee shall restore the surface of the land described above as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the land described above that were removed as a result of such work.

GRANT OF ACCESS EASEMENT

Grantor, for the Consideration, grants, bargains, sells and conveys unto Access Grantees, their successors and assigns, a perpetual, non-exclusive easement and right-of-way for ingress and egress by vehicular and pedestrian traffic upon, over, across and through the Easement Property (the foregoing grant and rights being collectively referred to herein as the “**Access Easement**”), to have and to hold to Access Grantees and Access Grantees’ heirs, legal representatives, successors and assigns forever. Grantor binds Grantor and Grantor’s successors and assigns to warrant and forever defend this Access Easement to Access Grantees and Access Grantees’ heirs, legal representatives successors and assigns against every person whomever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Grantor reserves the right to use the Easement Property for all purposes that do not unreasonably interfere with or prevent Access Grantees’ use of the Easement Property as provided herein. Specifically, and without limiting the generality of the forgoing, Grantor has the right to place, construct, operate, repair, replace and maintain roadways, driveways, utilities, drainage, landscape irrigation, signs and landscaping on, in, under, over and across the Easement Property, so long as such use does not unreasonably interfere with or prevent Access Grantees’ use of the Easement Property as provided herein. Grantor may not construct any buildings or structures on the Easement Property.

The Access Easement is subject to the terms and conditions of the Amended and Restated Declaration of Covenants, Restrictions and Reciprocal Easements executed by Grantor, as Declarant, affecting the Subdivision, and recorded in the Official Public Records of Travis County, Texas (“**Declaration**”). Pursuant to the Declaration, the Association (defined in the Declaration) is responsible for repairs and maintenance to the Internal Roads (defined in the Declaration), which Internal Roads are located on the Access Easement, constructed or caused to be constructed by Grantor over and across the Easement Property in accordance with the Declaration.

GRANT OF DRAINAGE EASEMENT

Grantor, for the Consideration, grants, bargains, sells and conveys unto Drainage Grantees, their successors and assigns, a perpetual, non-exclusive easement and right-of-way for the purpose of (a) operation, use, inspection of any drainage facilities, including without limitation underground drainage pipes, and other related fixtures, appurtenances, equipment, and fittings incidental thereto, that are installed, constructed or placed within the Easement Property (collectively, the “**Drainage Facilities**”); and (b) drainage and detention of natural storm water in, over, under, through and

across the Easement Property (the foregoing grant and rights being collectively referred to herein as the “**Drainage Easement**”), to have and to hold to the Drainage Grantees and Drainage Grantees’ heirs, legal representatives, successors and assigns forever. Grantor binds Grantor and Grantor’s successors and assigns to warrant and forever defend this Drainage Easement to Drainage Grantees and their successors and assigns against every person whomever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Grantor reserves the right to use the Easement Property for all purposes that do not unreasonably interfere with or prevent Drainage Grantees’ use of the Easement Property as provided herein. Specifically, and without limiting the generality of the forgoing, Grantor has the right to place, construct, operate, repair, replace and maintain roadways, driveways, utilities, drainage, landscape irrigation, signs and landscaping on, in, under, over and across the Easement Property, so long as such use does not unreasonably interfere with or prevent Drainage Grantees’ use of the Easement Property as provided herein. Grantor may not construct any buildings or structures on the Easement Property.

The Drainage Easement is subject to the terms and conditions of the Declaration. Pursuant to the Declaration, the Association (defined in the Declaration) is responsible for repairs and maintenance to the Drainage Facilities constructed by Grantor over, under and across the Easement Property in accordance with the Declaration.

MISCELLANEOUS

Notwithstanding anything herein to the contrary, these easements are made by Grantor and accepted by Grantees subject to any and all existing easements, covenants, rights-of-way, conditions, restrictions, outstanding mineral interest and royalty interest, if any, relating to the Easement Property, to the extent that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Travis County, Texas or are apparent on the Easement Property.

This instrument together with other provisions of this grant shall constitute a covenant running with the land for the benefit of Grantor, Grantees, and their successors, and assigns.

This instrument and the rights of Grantees hereunder may be assigned only to a political subdivision of the State of Texas or other Texas governmental entity. Any such assignment of the Easement and the rights of Grantees hereunder must include an express assumption by the assignee of the obligations set forth herein.

Any amendment or modification of this instrument must be in writing and duly executed and delivered by the City of Manor, Texas and the Association.

The Grantees and the Grantor, or their respective successors in title and assigns, may enforce this instrument in a legal or equitable action brought in a court of competent jurisdiction.

This instrument may be executed in multiple counterparts, each of which will be deemed an original and all of which shall constitute one agreement. Signatures to any counterpart shall be deemed to be signatures to, and may be appended or attached to, any other counterpart.

This instrument sets forth the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings and agreements, whether written or oral.

This instrument shall be governed by the laws of the State of Texas.

If any term or provision of this instrument or the performance thereof shall to any extent be invalid or unenforceable, such invalidity or unenforceability shall not effect or render invalid or enforceable any other provision of this instrument, and there shall be substituted for such invalid or unenforceable term or provision a term or provision with a meaning as near thereto as is reasonably practicable which is not invalid or unenforceable and this instrument shall be valid and enforced to the fullest extent permitted by law.

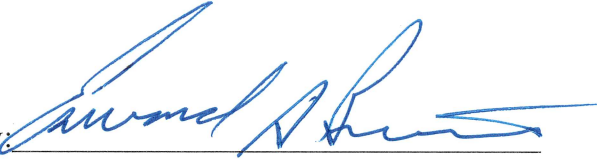
Nothing herein, express or implied, shall confer upon any person, other than the Grantor and Grantees and their successors and permitted assigns, any rights or remedies under or by reason of this instrument. No easements, except those expressly set forth herein shall be implied by this instrument.

When the context requires, singular nouns and pronouns include the plural.

*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE(S) ON FOLLOWING PAGE.*

GRANTOR:

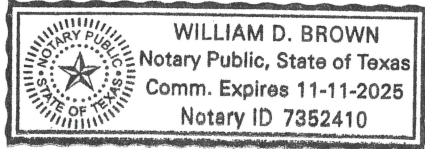
13100 FM 973, Inc., a Texas corporation

By: 
Edward S. Butler, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 15th day of November, 2023, by Edward S. Butler, President of 13100 FM 973, Inc., a Texas corporation, on behalf of said corporation.

(SEAL)





Notary Public, State of Texas

ACCEPTED:

City of Manor, Texas

By: _____
Dr. Christopher Harvey, Mayor

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the ____ day of _____, 2023, personally appeared Dr. Christopher Harvey, Mayor of the City of Manor, Texas, Grantee herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

(SEAL)

Notary Public-State of Texas

AFTER RECORDING RETURN TO:

City of Manor, Texas
Attn: City Secretary
105 E. Eggleston Street
Manor, Texas 78653

EXHIBIT "A"
Description of Easement Property



10090 W Highway 29 | Liberty Hill, Texas 78642

TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING 4.832 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE GREENBURY GATES SURVEY, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 68.497 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION GENERAL WARRANTY DEED TO 13100 FM 973, INC., RECORDED IN DOCUMENT NO. 2022099322 AND FURTHER CORRECTED IN DOCUMENT NO. 2022135463, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar found in the existing Northerly right-of-way line of US Highway 290 E (R.O.W. Varies) being the Southerly common corner of said 68.497 acre tract and of an abandoned County Road, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the existing Northerly right-of-way line of said US Highway 290 E for the Southerly common corner of said abandoned County Road and of Lot 2, SHADOWGLEN BOULEVARD COMMERCIAL, SECTION A, a subdivision of record in Document No. 200500111 of said O.P.R.T.C.T., bears North 37°44'19" West a distance of 21.71 feet;

THENCE North 87°11'04" East with the existing Northerly right-of-way line of said US Highway 290 E and the common Southerly line of said 68.497 acre tract, a distance of 58.29 feet to a Calculated Point for the **POINT OF BEGINNING** of the herein described tract;

THENCE over and across said 68.497 acre tract, the following forty-three (43) courses and distances:

1. **North 28°07'02" East** a distance of **1,134.20** feet to a Calculated Point;
2. **North 04°03'25" East** a distance of **38.94** feet to a Calculated Point; and
3. **North 27°46'14" East** a distance of **329.58** feet to a Calculated Point, from which a 1/2-inch rebar with cap stamped "HR Green" found in the Easterly line of a called 4.147 acre tract of land described in a Dedication Deed to Travis County Municipal Utility District No. 2, recorded in Document No. 2005232936 in said O.P.R.T.C.T., for the Westerly common corner of said 68.497 acre tract and of a called 11.842 acre tract of land described in a Special Warranty Deed to GCP XXXII, LTD., recorded in Document No. 2022135262 of said O.P.R.T.C.T., bears North 23°31'38" East a distance of 675.74 feet;
4. **South 62°17'10" East** a distance of **31.00** feet to a Calculated Point;



5. **South 27°46'14" West** a distance of **323.10** feet to a Calculated Point;
6. **South 04°03'25" West** a distance of **39.04** feet to a Calculated Point;
7. **South 28°07'02" West** a distance of **459.64** feet to a Calculated Point;
8. **North 86°45'08" East** a distance of **10.54** feet to a Calculated Point;
9. **South 28°07'02" West** a distance of **353.74** feet to a Calculated Point;
10. **North 87°11'04" East** a distance of **788.62** feet to a Calculated Point;
11. Along a curve to the **Left** having a radius of **20.00** feet, an arc length of **30.75** feet, a delta angle of **88°06'02"**, and a chord which bears **North 43°08'03" East**, a distance of **27.81** feet to a Calculated Point;
12. Along a curve to the **Right** having a radius of **819.00** feet, an arc length of **409.24** feet, a delta angle of **28°37'48"**, and a chord which bears **North 13°23'56" East**, a distance of **405.00** feet to a Calculated Point;
13. **North 27°42'50" East** a distance of **958.06** feet to a Calculated Point;
14. **South 62°02'58" East** a distance of **73.10** feet to a Calculated Point;
15. Along a curve to the **Left** having a radius of **23.00** feet, an arc length of **36.22** feet, a delta angle of **90°14'12"**, and a chord which bears **South 72°49'56" West**, a distance of **32.59** feet to a Calculated Point;
16. **South 27°42'50" West** a distance of **363.07** feet to a Calculated Point;
17. Along a curve to the **Left** having a radius of **23.00** feet, an arc length of **36.13** feet, a delta angle of **90°00'00"**, and a chord which bears **South 17°17'10" East**, a distance of **32.53** feet to a Calculated Point;
18. **South 62°17'10" East** a distance of **197.00** feet to a Calculated Point;
19. Along a curve to the **Left** having a radius of **23.00** feet, an arc length of **16.34** feet, a delta angle of **40°42'21"**, and a chord which bears **South 82°38'20" East**, a distance of **16.00** feet to a Calculated Point;
20. **South 27°42'50" West** a distance of **61.13** feet to a Calculated Point;
21. Along a curve to the **Left** having a radius of **23.00** feet, an arc length of **16.34** feet, a delta angle of **40°42'21"**, and a chord which bears **North 41°56'00" West**, a distance of **16.00** feet to a Calculated Point;

22. **North 62°17'10" West** a distance of **197.00** feet to a Calculated Point;
23. Along a curve to the **Left** having a radius of **23.00** feet, an arc length of **36.13** feet, a delta angle of **90°00'00"**, and a chord which bears **South 72°42'50" West**, a distance of **32.53** feet to a Calculated Point;
24. **South 27°42'50" West** a distance of **263.00** feet to a Calculated Point;
25. Along a curve to the **Left** having a radius of **23.00** feet, an arc length of **36.13** feet, a delta angle of **90°00'00"**, and a chord which bears **South 17°17'10" East**, a distance of **32.53** feet to a Calculated Point;
26. **South 62°17'10" East** a distance of **212.00** feet to a Calculated Point;
27. **South 27°42'50" West** a distance of **50.00** feet to a Calculated Point;
28. **North 62°17'10" West** a distance of **212.00** feet to a Calculated Point;
29. Along a curve to the **Left** having a radius of **23.00** feet, an arc length of **36.13** feet, a delta angle of **90°00'00"**, and a chord which bears **South 72°42'50" West**, a distance of **32.53** feet to a Calculated Point;
30. **South 27°42'50" West** a distance of **116.68** feet to a Calculated Point;
31. Along a curve to the **Left** having a radius of **769.00** feet, an arc length of **63.48** feet, a delta angle of **04°43'48"**, and a chord which bears **South 25°20'56" West**, a distance of **63.47** feet to a Calculated Point;
32. Along a curve to the **Left** having a radius of **23.00** feet, an arc length of **37.61** feet, a delta angle of **93°41'21"**, and a chord which bears **South 23°51'38" East**, a distance of **33.56** feet to a Calculated Point;
33. **South 70°42'19" East** a distance of **211.04** feet to a Calculated Point;
34. Along a curve to the **Left** having a radius of **534.00** feet, an arc length of **50.02** feet, a delta angle of **05°22'00"**, and a chord which bears **South 19°17'41" West**, a distance of **50.00** feet to a Calculated Point;
35. **North 70°42'19" West** a distance of **211.04** feet to a Calculated Point;
36. Along a curve to the **Left** having a radius of **23.00** feet, an arc length of **37.61** feet, a delta angle of **93°41'21"**, and a chord which bears **South 62°27'01" West**, a distance of **33.56** feet to a Calculated Point;

37. Along a curve to the **Left** having a radius of **769.00** feet, an arc length of **218.68** feet, a delta angle of **16°17'36"**, and a chord which bears **South 07°27'32" West**, a distance of **217.95** feet to a Calculated Point;
38. Along a curve to the **Left** having a radius of **20.00** feet, an arc length of **32.16** feet, a delta angle of **92°07'40"**, and a chord which bears **South 46°45'06" East**, a distance of **28.80** feet to a Calculated Point;
39. **North 87°11'04" East** a distance of **214.54** feet to a Calculated Point;
40. Along a curve to the **Left** having a radius of **534.00** feet, an arc length of **7.81** feet, a delta angle of **00°50'16"**, and a chord which bears **South 02°23'48" East**, a distance of **7.81** feet to a Calculated Point;
41. **South 02°48'56" East** a distance of **32.19** feet to a Calculated Point;
42. **South 87°11'04" West** a distance of **555.00** feet to a Calculated Point;
43. Along a curve to the **Left** having a radius of **27.50** feet, an arc length of **43.20** feet, a delta angle of **90°00'00"**, and a chord which bears **South 42°11'04" West**, a distance of **38.89** feet to a Calculated Point;
44. **South 02°48'56" East** a distance of **188.49** feet to a Calculated Point; and
45. Along a curve to the **Left** having a radius of **27.50** feet, an arc length of **9.18** feet, a delta angle of **19°07'58"**, and a chord which bears **South 12°22'55" East**, a distance of **9.14** feet to a Calculated Point in the Southerly line of said 68.497 acre tract and the common existing Northerly right-of-way line of said US Highway 290 E, from which a 1/2-inch rebar with cap stamped "HOLT CARSON" found for the intersection of the existing Northerly right-of-way line of US Highway 290 and the existing Westerly right-of-way line of FM 973 (200' R.O.W.), bears North 87°11'04" East a distance of 1184.85 feet;

THENCE **South 87°11'04" West** with the Southerly line of said 68.497 acre tract and the common existing Northerly right-of-way line of said US Highway 290 E, a distance of **36.52** feet to a Calculated Point;

THENCE over and across said 68.497 acre tract, the following five (5) courses and distances:

1. **North 02°48'56" West** a distance of **197.50** feet to a Calculated Point;
2. Along a curve to the **Left** having a radius of **27.50** feet, an arc length of **43.20** feet, a delta angle of **90°00'00"**, and a chord which bears **North 47°48'56" West**, a distance of **38.89** feet to a Calculated Point;
3. **South 87°11'04" West** a distance of **472.12** feet to a Calculated Point;

4. **South 28°07'02" West** a distance of **195.00** feet to a Calculated Point; and
5. Along a curve to the **Left** having a radius of **45.00** feet, an arc length of **63.76** feet, a delta angle of **81°11'01"**, and a chord which bears **South 12°28'10" East**, a distance of **58.56** feet to a Calculated Point in the Southerly line of said 68.497 acre tract and the common existing Northerly right-of-way line of said US Highway 290 E;

THENCE **South 87°11'04" West** with the Southerly line of said 68.497 acre tract and the common existing Northerly right-of-way line of said US Highway 290 E, a distance of **91.06** feet to the **POINT OF BEGINNING** and containing 4.832 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00007552.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date.

 11/13/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803

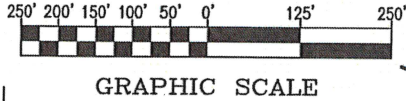


Job Number: 21-044

Attachments: K:\21044 – LJA Butler Manor\CAD\DWGs\Easements\LJA Butler Manor Water WW Access DE Esmt.dwg

LEGEND

- TX.D.O.T. TYPE I MONUMENT FOUND
- 1/2-INCH REBAR FOUND (OR AS NOTED)
- ⊙ 1/2-INCH REBAR WITH CAP STAMPED "CHAPARRAL" FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



TRAVIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 2
(4.147 ACRES)
DOC. NO. 2005232936
O.P.R.T.C.T.

GCP XXXII, LTD.
(11.842 ACRES)
DOC. NO. 2022135262
O.P.R.T.C.T.

GREENBURY GATES SURVEY
ABSTRACT NO. 315

LOT 1
SHADOWGLEN GOLF
COURSE
FINAL PLAT
DOC. NO. 200300186
O.P.R.T.C.T.

WATER/WASTEWATER/DE/
ACCESS EASEMENT
4.832 ACRES

13100 FM 973, INC.
(68.497 ACRES)
DOC. NO. 2022099322
DOC. NO. 2022135463
O.P.R.T.C.T.

COUNTY ROAD
(ABANDONED)

US HIGHWAY 290 E
(R.O.W. VARIES)

"HOLT CARLSON"
FM 973
(200' R.O.W.)

JOB NUMBER: 21-044		DATE: 11/10/2023	
PROJECT NAME: LJA BUTLER MANOR			
DRAWING NAME: LJA BUTLER MANOR WATER WW ACCESS DE ESMT			
DRAWING FILE PATH: K:\21044 - LJA BUTLER MANOR\CAD\DWGS			
METES AND BOUNDS FILE PATH: K:\21044 - LJA BUTLER MANOR\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 06 of 11		FIELDBOOKS N/A	SCALE: 1" = 250'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

LOT 2
SHADOWGLEN BOULEVARD
COMMERCIAL, SECTION A
FINAL PLAT
DOCUMENT NO. 200500111
O.P.R.T.C.T.

13100 FM 973, INC.
(68.497 ACRES)
DOC. NO. 2022099322
DOC. NO. 2022135463
O.P.R.T.C.T.

N87°11'04"E 788.62'

S87°11'04"W 472.12'

WATER/WASTEWATER/DE/
ACCESS EASEMENT
4.832 ACRES

GREENBURY GATES SURVEY
ABSTRACT NO. 315

US HIGHWAY 290 E
(R.O.W. VARIES)

COUNTY ROAD
(ABANDONED)

L1 L2 L12
POINT OF BEGINNING
POINT OF COMMENCING

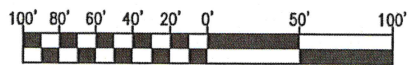
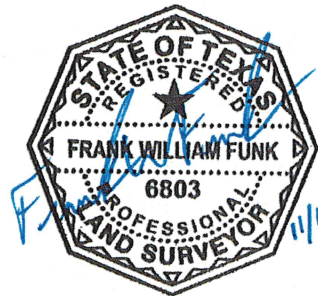
N28°07'02"E 1134.20'

S28°07'02"W 195.00'

S28°07'02"W 353.74'

LEGEND

- TX.D.O.T. TYPE I MONUMENT FOUND
- 1/2-INCH REBAR FOUND (OR AS NOTED)
- ⊙ 1/2-INCH REBAR WITH CAP STAMPED "HR GREEN" FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



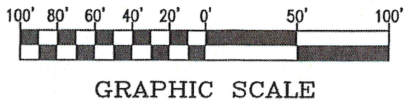
GRAPHIC SCALE

*SEE SHEET 11 FOR NOTES AND LINE AND CURVE TABLES

JOB NUMBER: 21-044		DATE: 11/10/2023	
PROJECT NAME: LJA BUTLER MANOR			
DRAWING NAME: LJA BUTLER MANOR WATER WW ACCESS DE ESMT			
DRAWING FILE PATH: K:\21044 - LJA BUTLER MANOR\CAD\DWGS			
METES AND BOUNDS FILE PATH: K:\21044 - LJA BUTLER MANOR\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 07 of 11		FIELDBOOKS N/A	SCALE: 1" = 100'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



N23°31'38"E
675.74'

TRAVIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 2
(4.147 ACRES)
DOC. NO. 2005232936
O.P.R.T.C.T.

GREENBURY GATES SURVEY
ABSTRACT NO. 315

LOT 1
SHADOWGLEN GOLF COURSE
FINAL PLAT
DOC. NO. 200300186
O.P.R.T.C.T.

13100 FM 973, INC.
(68.497 ACRES)
DOC. NO. 2022099322
DOC. NO. 2022135463
O.P.R.T.C.T.

WATER/WASTEWATER/DE/
ACCESS EASEMENT
4.832 ACRES

N28°07'02"E 1134.20'
S28°07'02"W 459.64'

N27°46'14"E 329.58'
S27°46'14"W 323.10'

L3
L5

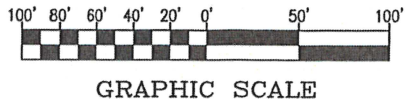
L6

SHEET 8
MATCH LINE SHEET 7

JOB NUMBER: 21-044		DATE: 11/10/2023	
PROJECT NAME: LJA BUTLER MANOR			
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SHEET 08 of 11	FIELDBOOKS N/A	SCALE: 1" = 100'	



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
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512-238-7901

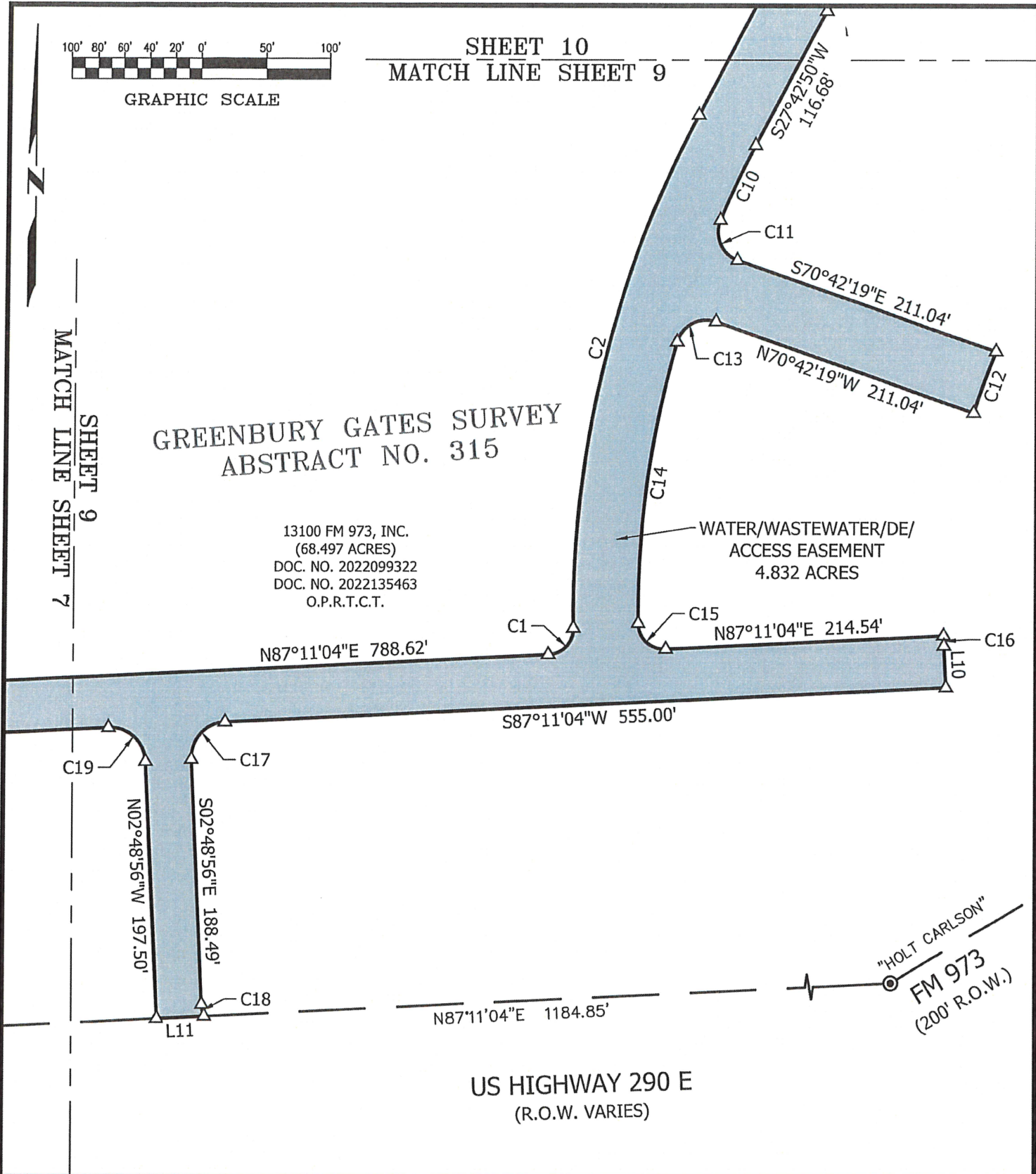


SHEET 10
MATCH LINE SHEET 9

MATCH LINE SHEET 9
SHEET 10
MATCH LINE SHEET 7

GREENBURY GATES SURVEY
ABSTRACT NO. 315

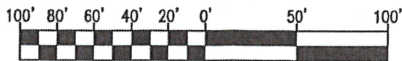
13100 FM 973, INC.
(68.497 ACRES)
DOC. NO. 2022099322
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O.P.R.T.C.T.



JOB NUMBER: 21-044		DATE: 11/10/2023	
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SHEET 9 of 11	FIELDBOOKS N/A	SCALE: 1" = 100'	



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
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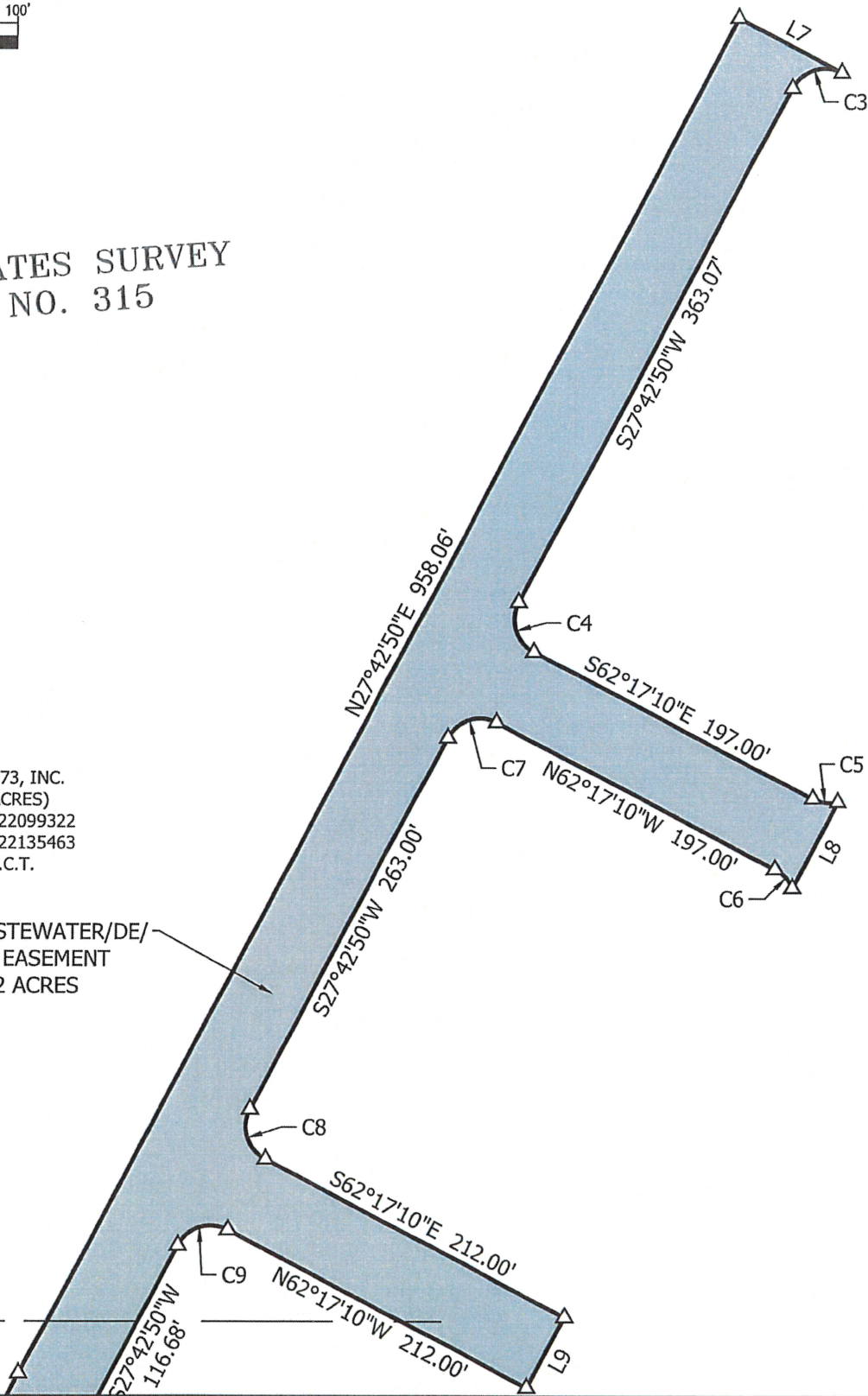


GRAPHIC SCALE

GREENBURY GATES SURVEY ABSTRACT NO. 315

13100 FM 973, INC.
(68.497 ACRES)
DOC. NO. 2022099322
DOC. NO. 2022135463
O.P.R.T.C.T.

WATER/WASTEWATER/DE/
ACCESS EASEMENT
4.832 ACRES



SHEET 10
MATCH LINE SHEET 9

JOB NUMBER: 21-044		DATE: 11/10/2023	
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METES AND BOUNDS FILE PATH:			
K:\21044 - LJA BUTLER MANOR\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 10 of 11	FIELDBOOKS N/A	SCALE: 1" = 100'	



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N37°44'19"W	21.71'
L2	N87°11'04"E	58.29'
L3	N04°03'25"E	38.94'
L4	S62°17'10"E	31.00'
L5	S04°03'25"W	39.04'
L6	N86°45'08"E	10.54'
L7	S62°02'58"E	73.10'
L8	S27°42'50"W	61.13'
L9	S27°42'50"W	50.00'
L10	S02°48'56"E	32.19'
L11	S87°11'04"W	36.52'
L12	S87°11'04"W	91.06'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	20.00'	30.75'	88°06'02"	N43°08'03"E	27.81'
C2	819.00'	409.24'	28°37'48"	N13°23'56"E	405.00'
C3	23.00'	36.22'	90°14'12"	S72°49'56"W	32.59'
C4	23.00'	36.13'	90°00'00"	S17°17'10"E	32.53'
C5	23.00'	16.34'	40°42'21"	S82°38'20"E	16.00'
C6	23.00'	16.34'	40°42'21"	N41°56'00"W	16.00'
C7	23.00'	36.13'	90°00'00"	S72°42'50"W	32.53'
C8	23.00'	36.13'	90°00'00"	S17°17'10"E	32.53'
C9	23.00'	36.13'	90°00'00"	S72°42'50"W	32.53'
C10	769.00'	63.48'	4°43'48"	S25°20'56"W	63.47'
C11	23.00'	37.61'	93°41'21"	S23°51'38"E	33.56'
C12	534.00'	50.02'	5°22'00"	S19°17'41"W	50.00'
C13	23.00'	37.61'	93°41'21"	S62°27'01"W	33.56'
C14	769.00'	218.68'	16°17'36"	S07°27'32"W	217.95'
C15	20.00'	32.16'	92°07'40"	S46°45'06"E	28.80'
C16	534.00'	7.81'	0°50'16"	S02°23'48"E	7.81'
C17	27.50'	43.20'	90°00'00"	S42°11'04"W	38.89'
C18	27.50'	9.18'	19°07'58"	S12°22'55"E	9.14'
C19	27.50'	43.20'	90°00'00"	N47°48'56"W	38.89'
C20	45.00'	63.76'	81°11'01"	S12°28'10"E	58.56'

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00007552.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

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SHEET 11 of 11		FIELDBOOKS N/A	SCALE: 1" = 100'



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